

For Sale

Asking Price: €500,000

**Sherry
FitzGerald**
O'Reilly



57 Kingsfurze Avenue,
Naas,
Co. Kildare,
W91 R79N

BER C3

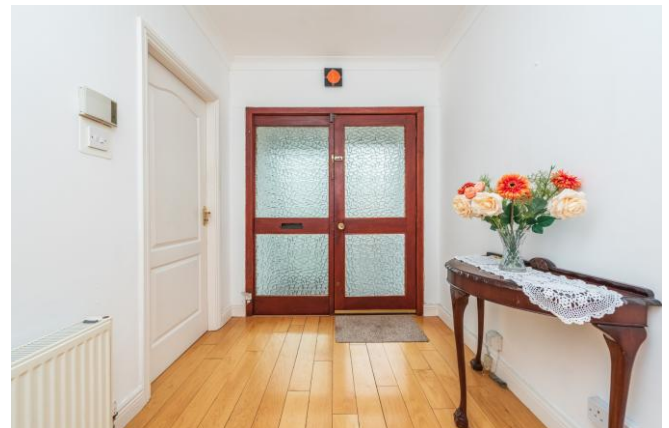
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Sherry FitzGerald O'Reilly are delighted to bring you 57 Kingsfurze Avenue, a charming 3 bedroomed detached bungalow in the perfect location just a few minutes walk from Naas town centre. This is a spacious, well-proportioned home with a large, attached garage which offers excellent potential for future expansion. It also boasts generous gardens to both the front and rear, making it an ideal choice for those looking for a home in a prime location with plenty of outdoor space.

Kingsfurze is a well-established residential estate known for its spacious green areas, tennis court, and playground, exclusively for residents. It boasts a very convenient, central location, just a short walk from the centre of vibrant Naas town, with its wide array of shops, restaurants, bars, theatre, primary and secondary schools. Nearby amenities include Monread Park, Naas tennis club, leisure centre, cinema, and crèche. For racegoers, the Naas racecourse is on the doorstep, with Punchestown a few minutes away. For the commuter, the M7/N7 interchange and Sallins Train Station are only a few minutes' drive away, and the bus stop on the Dublin Road is within short walking distance.

The accommodation in this superb home briefly comprises – porch, hallway, sitting room, study, kitchen/dining/living room, shower room, rear hallway, 3 double bedrooms and bathroom. Outside – garage and greenhouse.



Accommodation

Porch 1.7m x 0.8m (5'7" x 2'7"): With uPvc sliding door and tile floor.

Hallway The entrance and hallway are floored in oak. Included are a storage closet and a ladder stair to the attic.

Sitting Room 5m x 3.67m (16'5" x 12'): The sitting room is a light filled room of dual aspect with large windows to front and side. It features a marble fireplace with wooden surround and fitted cabinets either side of the hearth.

Kitchen/Living/Dining Room 6.87m x 5.95m (22'6" x 19'6"): This kitchen is a bright and substantial space, featuring a generous array of oak cabinets, drawers, and open shelves offering lots of storage. A striking black Stanley range serves as the heart of the home, used for both cooking and heating. The kitchen is fully plumbed for a washing machine, dishwasher, and dryer. An archway seamlessly connects the kitchen to the living area at the front of the home, which is laid with warm oak laminate flooring.

Rear Hallway 2.17m x 0.92m (7'1" x 3'): Part of the extension, the hall has a Velux window.. From here the back door opens to granite steps leading to the garden.

Shower Room 2.05m x 0.96m (6'9" x 3'2"): This room is fully tiled, with ceramic tiling to walls and mosaic tiling to the floor and walk in shower. With wc and wash basin.

Study 3.65m x 1.65m (12' x 5'5"): With carpet floor.

Bedroom 1 3.92m x 3.54m (12'10" x 11'7"): This is a spacious double bedroom with side view. It is fitted with a carpet floor, sink unit, a selection of fitted wardrobes and a large dressing table.

Bedroom 2 3.94m x 3.61m (12'11" x 11'10"): This is a roomy double with pleasing garden views and lots of fitted wardrobes and drawers.

Bedroom 3 3.94m x 2.47m (12'11" x 8'1"): Bedroom 3 is fitted with carpet floor, wardrobes, dressing table and drawer unit.

Bathroom 3.61m x 2m (11'10" x 6'7"): This is a sizeable bathroom offering both a bath and a quadrant shower cabinet with pumped electric shower, wash hand basin and wc. It is fully tiled to floor and walls.

Outside

Garage The attached garage offers lots of possibilities for expansion. It is divided into two rooms and has electricity and upvc double glazed windows.

Room 1 5.86m x 2.77m (19'3" x 9'1"): With 'up and over' garage door to the driveway.

Room 2 4.61m x 3m (15'1" x 9'10"): With side door to the patio and including workbenches

Greenhouse 5.77m x 2.4m (18'11" x 7'10"): The green house is filled with beds stocked with cherry tomato plants.





Special Features & Services

- Built early 1970's and extended in later years.
- Extends to 129m² approximately of accommodation.
- Oil fired central heating with Stanley range boiler.
- Natural gas connections run in front of house.
- Double glazed uPVC windows.
- Fitted alarm system.
- Off street parking for four cars.
- Spacious private rear garden.
- uPvc soffit and fascia.
- Freshly painted.
- Large, attached garage to side offers possibility for extension (subject to PP).
- Attic may be suitable for conversion (subject to pp).
- Walking distance to most Primary and Secondary schools in town and close to Preschool and creche.
- A short walk to the centre of Naas town with its array of boutiques, restaurants, bars, theatre, hospital and sporting facilities.
- Residents' tennis court, well maintained playground and lots of green spaces in estate.
- Easy access to Junction 9 of the N7/M7.
- Close to bus route for 126 bus to Dublin city centre, UCD and DCU.
- A short drive to the train station in Sallins with trains to Heuston and Grand Canal docks.





GARDENS To front the garden is in lawn with hydrangeas on either side. The driveway can accommodate four cars off street. Gated side access on both sides.

The peaceful back garden offers wonderful privacy as it is not overlooked. A paved patio stretches across the rear of the house. On one side, raised beds are filled with a vibrant mix of hydrangea, camellia and raspberry bushes, while on the opposite side the boundary wall is lined with roses and evergreens. The well-maintained lawn has a charming birdbath to centre and is overlooked by a mature and fruitful apple tree. A dedicated vegetable patch, in front of the greenhouse is filled with rhubarb, currant bushes and sweet pea.



NEGOTIATOR

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DIRECTIONS

From Main Street, take the Dublin Road, passing the Maxol Service Station. At the second set of traffic lights, take the right turn into Kingsfurze Avenue. Follow the road, passing the green areas and take the next left turn, then left again. Continue into this cul de sac and number 57 will be on the right, third house from the end.

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